

TRAVERSE CLOSURE - 1:10,000+
 ANGULAR ERROR - 2 SEC's/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 MAGNETIC BEARING ROTATED TO MATCH
 REFERENCED PLAT.
 PLAT CLOSURE - 1:116,233
 ALL MATTERS OF TITLE EXCEPTED.

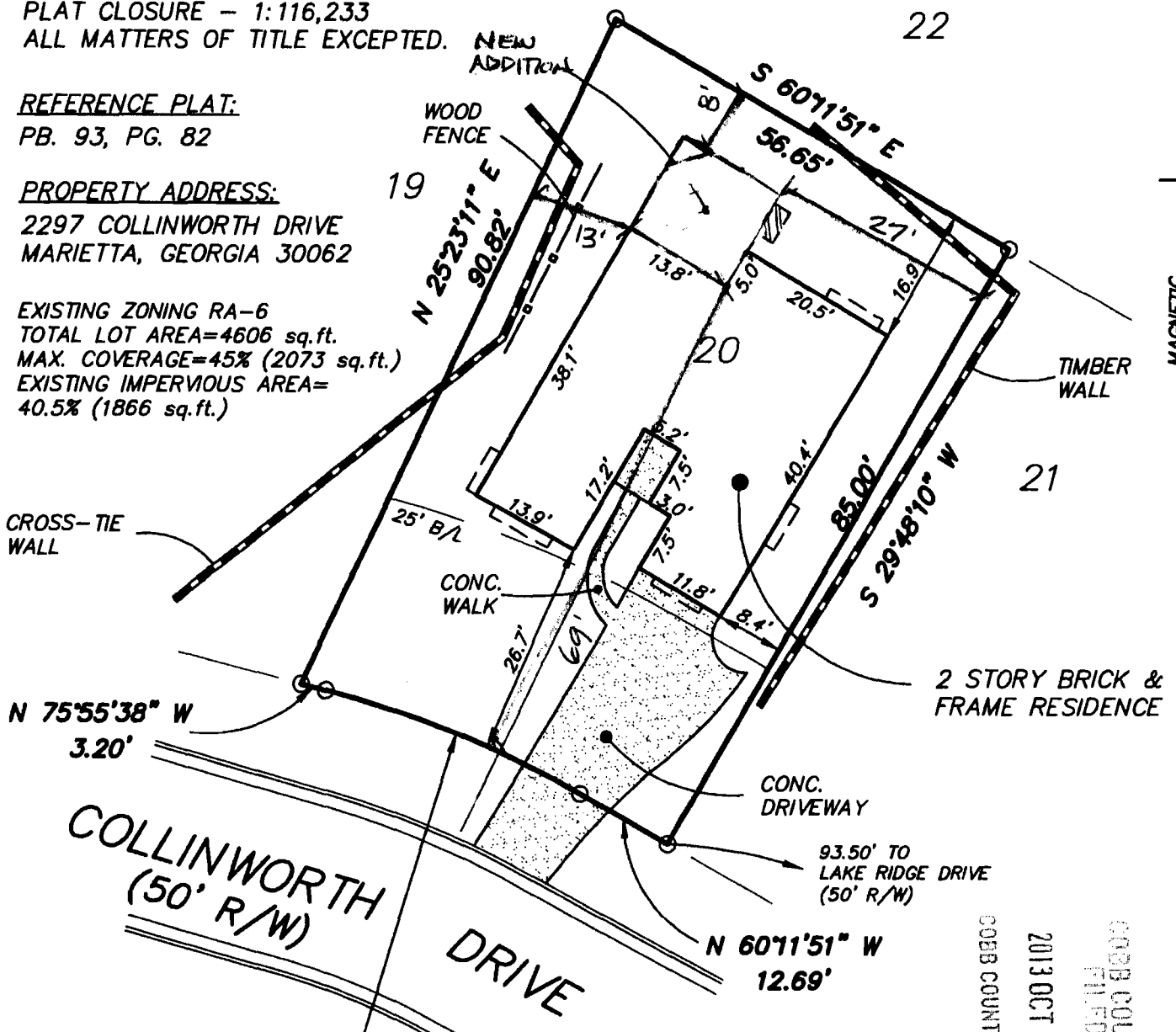
THIS PROPERTY IS NOT LOCATED WITHIN
 A FEMA 100 YEAR FLOOD ZONE ACCORDING
 TO COBB COUNTY F.I.R.M. PANEL 0126 H
 COMMUNITY #130052 DATED: NOV. 02, 2012

137 (2013)

REFERENCE PLAT:
 PB. 93, PG. 82

PROPERTY ADDRESS:
 2297 COLLINWORTH DRIVE
 MARIETTA, GEORGIA 30062

EXISTING ZONING RA-6
 TOTAL LOT AREA=4606 sq.ft.
 MAX. COVERAGE=45% (2073 sq.ft.)
 EXISTING IMPERVIOUS AREA=
 40.5% (1866 sq.ft.)



CROSS-TIE WALL

CONC. WALK

CONC. DRIVEWAY

2 STORY BRICK & FRAME RESIDENCE

93.50' TO LAKE RIDGE DRIVE (50' R/W)

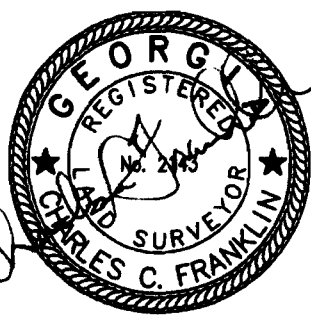
COLLINWORTH DRIVE (50' R/W)

L=34.32'
 R=125.00'
 CH=34.21'
 BRG=N68°03'45"W

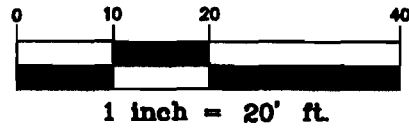
SURVEY FOR:
JULIA NANCY MARTIN

BEING LOT 20, EAST LAKE RIDGE
 SUBDIVISION-PHASE ONE
 LOCATED IN LAND LOT 988
 IN THE 16TH, DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 20' DATE: JULY 29, 2013

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 OCT -9 PM 2:11
 COBB COUNTY ZONING DIVISION



Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399



713001

APPLICANT: Julia Martin

PETITION No.: V-137

PHONE: 404-694-0593

DATE OF HEARING: 12-11-13

REPRESENTATIVE: Guy Lamarca

PRESENT ZONING: RA-6

PHONE: 770-565-8999

LAND LOT(S): 988

TITLEHOLDER: Julia N. Martin

DISTRICT: 16

PROPERTY LOCATION: On the north side of Collinworth Drive, west of Bradford Lane (2297 Collinworth Drive).

SIZE OF TRACT: 0.11 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 16.7 feet (previous variance V-146 of 1993) to 8 feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Julia Martin **PETITION No.:** V-137

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

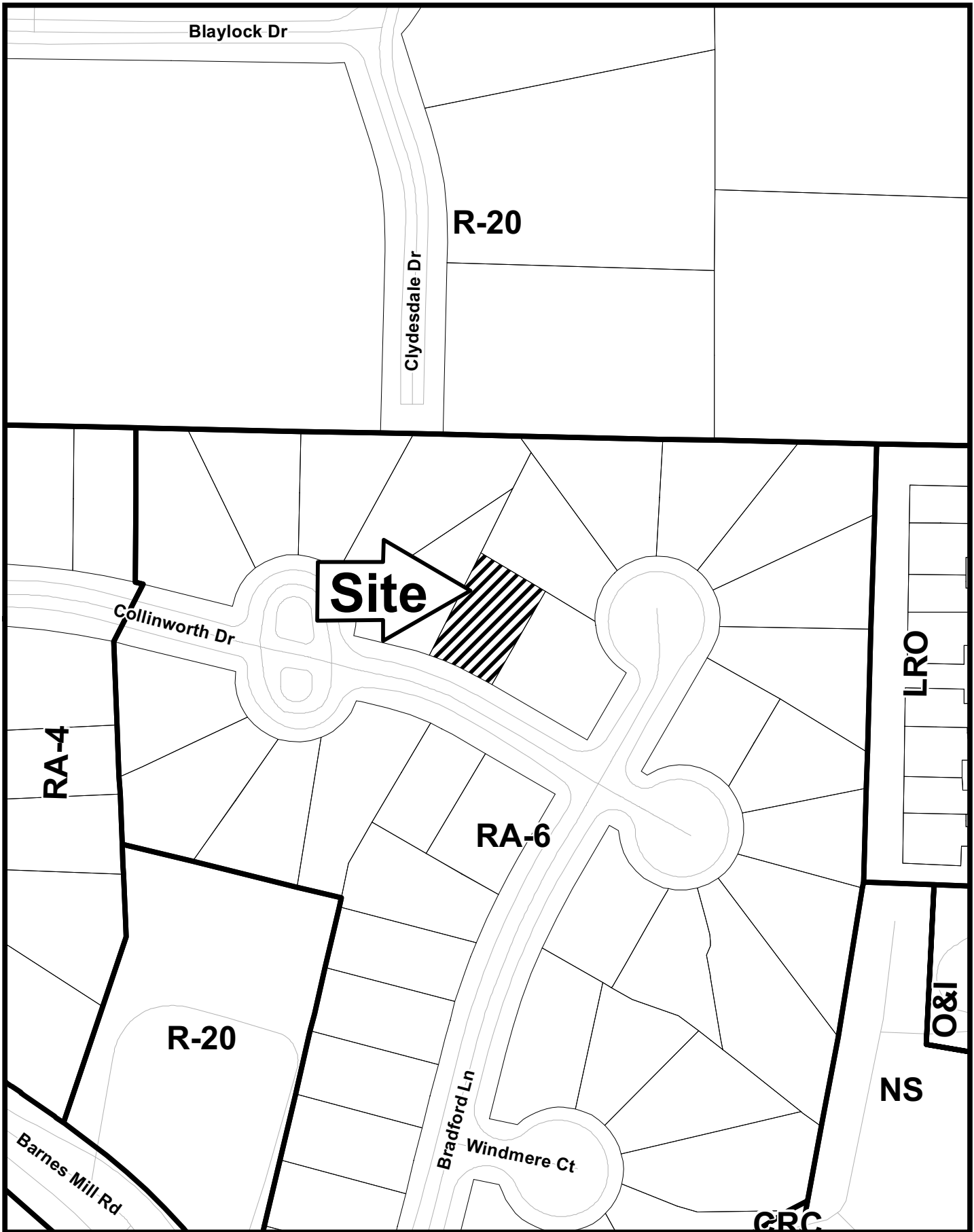
WATER: No conflict.

SEWER: No conflict.

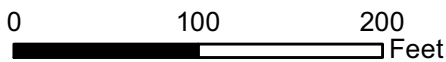
APPLICANT: Julia Martin **PETITION No.:** V-137

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-137



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance
Cobb County

2013 OCT -9 PM 2: 39

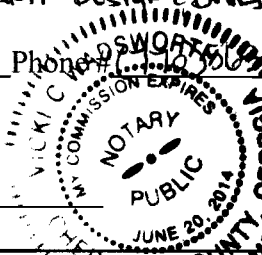
COBB COUNTY ZONING DIVISION (type or print clearly)

Application No. V-137
Hearing Date: 12-11-13

Applicant JULIA MARTIN Phone # (404) 694-0593 E-mail julia.martin@lmeo.com

GUY LAMARCA SUNFUN REMODELING INC. Address 2297 COLLINGSWORTH DR; MARIETTA, GA 30062
(representative's name, printed) d/b/a ATLANTA DESIGN & BUILD (street, city, state and zip code)

[Signature] Phone # (770) 899-8999 E-mail guy@atlantadb.com
(representative's signature)

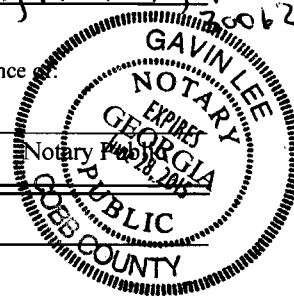


My commission expires: 6/20/14
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder JULIA MARTIN Phone # (404) 694-0593 E-mail julia.martin@lmeo.com

Signature [Signature] Address: 2297 COLLINGSWORTH DR; MARIETTA, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 20, 2015
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property RA-6

Location 2297 COLLINGSWORTH DR, MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 988 District 16th Size of Tract .105739 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

See Attachment A

List type of variance requested: WAVE EXISTING REAR SETBACK FROM 16.7' to 8'-0"

COBB COUNTY ZONING DIVISION
2013 OCT 9 PM 2:40
COBB COUNTY GEORGIA

THIS

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INTENTIONALLY

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EXHIBIT

V-137 (2013)

Attachment A

COBB COUNTY GEORGIA
FILED IN OFFICE

Attachment to Application For Variance For 2297 Collinworth Dr, Marietta, GA

2013 OCT 5 PM 2:40
COBB COUNTY ZONING DIVISION

Application No: V-____ (2013)

Hearing Date: 12/11/2013

Please state what hardship would be created by following the normal terms of the ordinance:

I respectfully request the rear setback of 16.7 feet (16.7 feet was previously approved through variance application V-146 on 7/14/1993) be waived to 8.0 feet to allow the installation of a 12' by 14' addition at the rear of my home. The addition will fit within the footprint of the existing 12' by 14' deck which in disrepair and needs to be removed. This deck has been in place since the home was originally built in the 1980s.

I desire to replace the deck with an enclosed room for the following reasons:

1. I have been in my home for over 20 years and have never used the deck for anything except storing pine straw.
2. This deck does not offer me the standard benefits for which a deck is typically built.

Namely:

a. Enjoying the outdoors:

- i. The view from the deck is less than picturesque given that there is no vegetative barrier from the back of my deck to the adjoining neighborhood. Additionally, because of my proximity to the rear property line, I cannot plant such a vegetative barrier.

b. Providing room for entertaining:

- i. Surrounding houses have direct view to my deck. Therefore, in order to have any privacy for entertaining, privacy screens would have to surround the deck. Such privacy screens would essentially just be an enclosed room with no roof.
- ii. Even with privacy screens, the house directly behind me is at an elevation which allows direct view onto the deck.
- iii. Proximity of the houses is such that outdoor entertainment could be a nuisance to my neighbors. [In the 20+ years that I have lived in the neighborhood, the only times that noises have bothered me are when the neighbors are either outside on the street or on their decks.]

c. Enjoying the sun:

- i. I have had surgery to remove skin cancer and several precancerous skin lesions. Therefore, I do not sit in the sun for enjoyment.

d. Providing a lower-cost/shorter construction time benefit over an enclosed room:

Application for Variance

EXHIBIT Cobb County

(type or print clearly)
V-137 (2013)

Application No. V-146
Hearing Date: 7-14-93

Applicant JULIA NANCY MARTIN Business Phone 494-2624 Home Phone 509-7282

JULIA NANCY MARTIN Address 2297 COLLINWORTH DR; MARIETTA GA 30062
(representative's name, printed)

Julia N. Martin Business Phone 494-2624
(representative's signature)

Signed, sealed and delivered in presence of:

Julia Williams
Notary Public

My commission expires: 3/95

Titleholder JULIA NANCY MARTIN Business Phone 494-2624 Home Phone 509-7282

Signature Julia N. Martin Address 2297 COLLINWORTH DR; MARIETTA, GA 30062
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Julia Williams
Notary Public

My commission expires: 3/95

Present Zoning of Property BA 4

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of property _____ Other ✓

The Cobb County Zoning Ordinance Section 3-28-9.12A states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance. _____

See Attached Explanation

List type of variance requested: Waive rear building line from 30' to 16.7'

VARIANCE TO BUILDING LINE
EXHIBIT
 HOMESTEAD EXEMPTION 0744
V-137 (2013)

AREA
 0.1057 ACRES

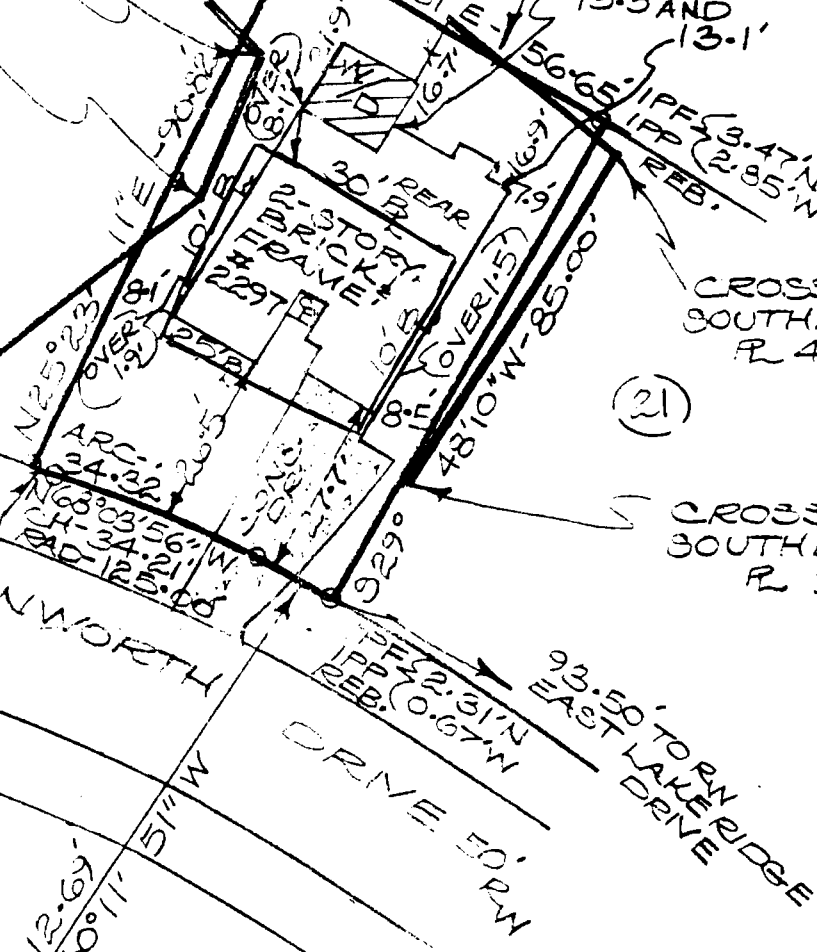
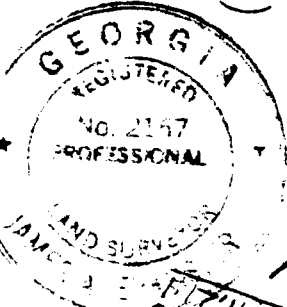
CROSS TIE WALL
 SOUTHEAST OF R L

CROSS TIE WALL
 NORTHEAST OF
 PEOP. LINE 1.3'

5.0' 3.3'

OVER
 13.3' AND
 13.1'

(19)



CROSS TIE WALL
 SOUTHEAST OF
 R L 4.3'

(21)

CROSS TIE WALL
 SOUTHEAST OF
 R L 2.0'

3.20'
 N75°55'38"W

93.50' TO RY LAKE RIDGE
 EAST DENE

I HAVE THIS DATE, EXAMINED THE
 "FIA OFFICIAL FLOOD HAZARD MAP"
 AND FOUND REFERENCED HOUSE (NCT)
 IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAT MAY BE BASED ON A
 RECORDED PLAT FROM IRON PINS
 REFERENCED ON SAID PLAT FOR
 CLOSURE TIE IN.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
 A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN
 ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS
 ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS
 BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
 RATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
 TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED AND
 HAS BEEN PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J. A. Evans

J. A. EVANS
 SURVEYING CO., INC.
 MYRNA, GEORGIA
 755-7155

SURVEY FOR:

JULIA MARTIN

LOT 20 BLK. UNIT	REVISIONS
EAST LAKE RIDGE	
PHASE ONE	
LAND LOT 986	
DISTRICT 16 TH SECTION 2 ND	CC
COBB COUNTY, GEORGIA	DRWN <i>ccj</i>
PLAT BOOK 93 PAGE 82	CHKD <i>j</i>
DATE: 8-27-92 SCALE: 1" = 30'	JOB #
	327492

PRODUCT 15 3-10/99